



BURR RIDGE SUBDIVISION ORDINANCE

SECTION IV PROCEDURES FOR REVIEW OF PROPOSED PLATS OF SUBDIVISION

A. General Procedures for Plats of Subdivisions

1. Request for Plat of Subdivision Required

Before subdividing any tract or parcels of land in the Village and the unincorporated areas within one and one-half miles beyond the Village limits, an owner or subdivider shall submit a request for subdivision to be acted upon by the Village authorities in accordance with the procedures and requirements described herein. Said request shall include the name, address, and other contact information for the developer of the subdivision, the project engineer, project landscape architect, and other professionals preparing plans for the subdivision. The developer shall be the owner or duly authorized representative of the owner.

2. Informal Review by Plan Commission

The review process for a plat of subdivision shall begin with submittal of a sketch plan for informal review by the Community Development Director and the Plan Commission. The sketch plan shall depict the proposed arrangement and dimensions of lots and streets within the subdivision, a tree survey and tree preservation plan as per Section IX.F herein, a topographic survey of the area, the surrounding street system, and the arrangement of lots and buildings adjacent to the property being subdivided. The Community Development Director may waive the informal review if the Plan Commission previously approved a subdivision plan in conjunction with an annexation, rezoning petition, or similar action.

3. Preliminary Plat Review

After the informal review by the Plan Commission, a preliminary plat may be submitted. The preliminary plat shall follow the procedures outlined herein.

4. Waiver of Preliminary Plat

The preliminary plat requirements of this ordinance may be waived by the Community Development Director if the Community Development Director determines that the subdivision will not adversely impact the character of the surrounding area and if the subdivision complies with any one of the following circumstances:



- a. The proposed subdivision is a resubdivision of previously subdivided property previously subdivided in compliance with the requirements of this Ordinance; and the Village Engineer certifies that: 1) all subdivision improvements required by this Ordinance have been installed; 2) such improvements have been accepted by the Village and any other governmental body with jurisdiction over the improvements; 3) no fault exists with respect to maintenance of such improvements; and 4) adequate provision has been made for storm water management in accordance with this Ordinance and any other applicable law, regulation or ordinance.
- b. The subdivision does not include any new streets or easements of access and the proposed subdivision complies with the Village of Burr Ridge Zoning Ordinance and Comprehensive Land Use Plan.
- c. The subdivision is in substantial compliance with a subdivision plan approved by the Board of Trustees as part of a Planned Unit Development, Annexation Agreement, or similar approval.

5. Final Engineering and Landscaping Plan Review

Upon approval of the preliminary plat of subdivision, the developer may submit final engineering and landscaping plans as per Section IV.D herein. Final engineering plans shall be subject to the review and approval of the Village Engineer. Final landscaping plans shall be subject to the review of the Village Forester and approval by the Community Development Director. All final engineering plans shall comply with the requirements of Section VIII of this Ordinance and all landscaping plans shall comply with Section IX of this Ordinance.

6. Waiver of Final Engineering and Landscaping Plan Approval

- a. Upon certification from the Village Engineer that the proposed subdivision does not include any subdivision improvements required by this Ordinance or by any other requirement of the Village of Burr Ridge, the requirement for final engineering plans shall be waived.
- b. Upon certification from the Community Development Director that required landscaping improvements do not constitute the need for a final landscaping plan, the requirement for final landscaping plans shall be waived. For example, if required landscaping is limited to a small number of parkway trees, landscaping plans may not be necessary.

7. Final Plat Review

Upon approval of the final engineering and landscaping plans, the developer may submit the final plat of subdivision for review and approval as per the procedures described herein.



8. Review and Revisions to Plats and Plans

- a. The Community Development Director shall coordinate the review of all preliminary plats, final engineering plans, final landscaping plans, and final plats of subdivision including collection of written reports from said persons and forwarding of reports to the developer.
- b. Within 30 days after receipt of all required documentation for a preliminary plat, final engineering plans, final landscaping plans, or final plat, the Community Development Director shall either approve said plats or plans or shall provide written comments listing required revisions to the plats or plans.
- c. Within 90 days after written request for revisions to a plat or plan by the Community Development Director, the developer shall re-submit said plat or plans. Failure to re-submit within 90 days shall result in an additional fee as per Ordinance No. 339 as amended.

B. Procedures for Preliminary Plat Reviews

1. The developer shall file with the Community Development Director an application for approval of the preliminary plat. Such application shall be in a form determined from time to time by the Community Development Director and shall include documents, information and material desirable to evidence compliance with applicable ordinances and laws. The application shall include all information as required by Section IV.C herein.
2. Only after receiving all required information as listed herein, the Community Development Director, Village Engineer, Village Forester and Village Attorney shall proceed with the review of the Preliminary Plat of Subdivision. The developer shall make all changes necessary to make the plat conform to the policies and ordinances of the Village of Burr Ridge.
3. Prior to consideration of the preliminary plat by the Board of Trustees, the Community Development Director shall submit the preliminary plat to the Pathway Commission. The Pathway Commission shall review the plat and make recommendations to the Board of Trustees regarding location of sidewalks and pathways within and adjacent to the proposed subdivision.
4. Upon determination by the Community Development Director that the preliminary plat documentation is complete, the preliminary plat shall be scheduled for review by the Plan Commission. The subdivider shall provide additional documentation or copies of previously submitted documentation to be distributed to the Plan Commission and the Board of Trustees by the Community Development Director prior to the scheduled Plan Commission meeting.



- 5 The Community Development Director shall notify the owner or subdivider as to the time and place of the Plan Commission meeting at which time the subdivider will be afforded an opportunity to be heard. The subdivider shall notify the president of the school board of each school district, the Fire Protection District Chief, and the Director of the Park District in which the land is located of the time, date and place of the meeting of the Plan Commission at which approval of the plat will be considered. The notice to the school, fire, and park districts shall be served by certified mail, return receipt requested, or by personal delivery and the owner or subdivider shall submit to the Village evidence of service of said notice at least three days in advance of the meeting.
- 6 The Plan Commission shall approve or disapprove the application for preliminary plat approval within 90 days from the date of filing the application or the filing by the applicant of the last item of required supporting documents, whichever date is later, unless such time is extended by mutual consent.
- 7 When the preliminary plat has been acted upon by the Plan Commission, it shall be referred to the Board of Trustees. If the Plan Commission approves the plat, it shall so indicate in a letter to the Board of Trustees, and if it disapproves such plat, it shall furnish the Board of Trustees and the applicant a written statement setting forth the reason for disapproval and specifying with particularity the aspects in which the proposed plat fails to conform to this ordinance and Official Map, and with the intent of the Comprehensive Plan. The Board of Trustees shall accept or reject said plat within 30 days after its regular stated meeting following the action of the Plan Commission unless additional time is agreed to by the subdivider.
- 8 Upon approval of the preliminary plat by the Board of Trustees, a Notice of Approval shall be stamped upon four prints thereof, and required signatures affixed. The Notice of Approval shall be in substantial compliance with Appendix III-A of this Ordinance. A copy of the approved preliminary plat shall be provided to the developer.
- 9 Approval of the preliminary plat by the Plan Commission and Board of Trustees shall be conditioned upon compliance with all other requirements of this Ordinance unless specifically waived or modified by action of the Board of Trustees. Further, the developer/owner of any property being subdivided shall remain fully responsible for compliance with all the requirements of the Village Subdivision Ordinance, and the laws regulating subdivision in Illinois despite any preliminary review and approval which may be granted by the Village or Village staff during the review process.

C. Required Documentation for a Preliminary Plat of Subdivision

1. Application for a preliminary plat of subdivision shall not be considered complete until all of the following information is received by the Community Development Director:



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- a. Preliminary Plat of Subdivision prepared by an Illinois Registered Land Surveyor; and including all information as described in Section IV.C.2, below
- b. Payment of all required fees as per Ordinance No. 339 as amended.
- c. Topographic and profile studies, drawn to same scale as, and as overlays to, the Preliminary Plat of Subdivision showing source of data and certification by a registered professional engineer and owner of the land or his duly authorized attorney regarding the drainage of surface waters as required by the Illinois Plat Act. Profile studies for subdivisions in Du Page County of 3 acres or larger or for subdivisions of any size which affect a Special Management Area as defined herein, shall be compiled from a datum consisting of two independent benchmarks as established by the Du Page County Department of Stormwater and Development. Subdivisions of any size adjacent to F.I.R.M floodplain areas shall be tied to two independent FEMA benchmarks.
- d. Boundary line survey prepared and certified by a registered surveyor, pursuant to Section IV.A.3 of this Ordinance.
- e. Written authorization of agent, if any, to represent owner, expressly, precisely and definitively stating the extent of the authority of any agent; provided, however, that the Village shall not be required to honor such agency and may require any principal to act for itself.
- f. Disclosure of beneficial ownership of land trust, if any, and other matters subject to Burr Ridge Ordinance No. 214, and any amendments thereto.
- g. Proof of ownership in the form of a full and complete title opinion or title insurance policy issued by a title insurance company licensed to do business in Illinois. Said title opinion or policy shall disclose, among other matters, the record owners and any liens and encumbrances affecting the proposed subdivision and shall bear a date not more than seven (7) days prior to the date of filing of the application for preliminary plat approval. Evidence, satisfactory to the Village, of status of title at times subsequent to filing the application may be required by the Village. In addition, the applicant shall from time to time, subsequent to filing the application and prior to approval or disapproval of the preliminary and final plats as required by law, submit evidence in writing and satisfactory to the President and the Village as to any and all changes of ownership of, title or interests in, encumbrances of, and of any matter which may affect ownership to title to, the real estate included in the proposed preliminary or final plat.
- h. Soil and Water Conservation District application pursuant to Ill. Rev. Stat.



Ch. 5, Sec. 127.2a, evidencing that application has been made directly to the District.

- i. A vicinity map, in sufficient detail to enable easy location in the field of the site for which plat approval is sought, and including the boundary line and approximate acreage of the site, existing zoning and a legend and scale.
- j. Existing topography of the site and adjacent land within approximately 100 feet of the boundaries, drawn at no greater than one-foot contour intervals and clearly portraying the conformation and drainage pattern of the area, including rights-of-way. Parcels within Du Page County must follow the Ordinance requirements of the Du Page County Stormwater Ordinance.
- k. The location of existing buildings, structures, utilities, water bodies, wetlands, riparian areas, flood plains, drainage facilities, vegetative cover, paved areas and other significant natural or man-made features on the site and adjacent land within approximately 100 feet of the boundary or as required by the Du Page County Stormwater Ordinance for parcels located within Du Page County.
- l. The proposed phasing of development of the site, including stripping and clearing, rough grading and construction, and final grading and landscaping. Phasing should identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas and the sequence of clearing, installation of temporary sediment control measures, installation of storm drainage, paving streets and parking areas and establishment of permanent vegetative cover.
- m. These submissions shall be prepared in accordance with the standards and requirements contained in "Procedures and Standards for Soil Erosion and Sedimentation Control in Northeastern Illinois" prepared by the Northeastern Illinois Erosion and Sedimentation Control Steering Committee and the Illinois Urban Manual, which standards and requirements are hereby incorporated into this ordinance by reference.
- n. The Community Development Director, upon recommendation of the Village Engineer, may waive specific requirements for the content of submissions upon finding that the information submitted is sufficient to show that the work will comply with the objectives and principles of this ordinance.
- o. Documentation evidencing submittal of the preliminary plat to appropriate state, county or township highway agency for its approval pursuant to Illinois Revised Statutes, Chapter 109, Paragraph 2, as amended. Documentation evidencing that notice and a copy of the proposed



preliminary plat has been given to the president of the school board of each school district in which any of the subdivided land is located stating that the plat has been submitted to the Village for review and approval.

- p. Documentation evidencing that notice and a copy of the preliminary plat has been given to the chief executive officer of the Fire Protection District and Park District in which any of the land to be subdivided is located stating that the plat has been submitted to the Village for review and approval.
 - q. Documentation evidencing compliance with stormwater management review pursuant to Chapter 8 of the Burr Ridge Municipal Code.
 - r. Documentation evidencing compliance with the State of Illinois Endangered Species Act.
 - s. Any other items required by law from time to time.
2. The preliminary plat and required accompanying maps shall show the following:
- (Identification and Description)
- a. Proposed name of the subdivision -- not a duplication of a name of any plat heretofore recorded in the Village or in DuPage County or Cook County.
 - b. Location by section, town, and range, or by other approved legal description.
 - c. Boundary line survey on an accompanying map which is prepared and certified by a registered surveyor, and topographic survey data on an accompanying map which indicates source of survey data.
 - d. Name and address of the owner or subdivider of the proposed subdivision and designer of such subdivision.
 - e. Graphic scale equal to one inch equals 50 feet or larger unless otherwise approved by the Community Development Director. North point (designated as true north).
 - f. Date of preparation with number and date of all revisions.
- (Existing Conditions)
- g. Boundary lines of proposed subdivision in accordance with 2-c above.
 - h. Total acreage therein and a summary table of lot sizes as per Appendix III-B of this Ordinance.



- i. Existing zoning districts in proposed subdivision and adjacent tracts.
- j. Location, widths, and names of all existing or previously platted streets or other rights-of-way showing type of improvement (if any), railroad and utility rights-of-way, parks and other public open spaces, permanent buildings and structures, easements, and section and corporate lines within the tract and to a distance of 100 feet beyond the tract and the distance to the nearest street if beyond 100 feet from the tract.
- k. If required by the Community Development Director, the location and size of existing sewer lines, water mains, culverts, or other underground facilities within the tract and to a distance of 100 feet beyond the tract - also indicating such data as locations and surface and invert grade elevations of catch-basins, manholes, and fire hydrants.
- l. Location map, if required by the Community Development Director drawn at a scale of not less than one inch equals 1,000 feet, showing boundary lines of adjoining unsubdivided or subdivided land within an area bounded by nearest arterial streets or other natural boundaries, but not less than one-half mile beyond the subdivision boundaries in subdivisions located beyond the Village limits, identifying type of use and ownership of surrounding land and showing alignments of existing streets.
- m. As required by the Community Development Director, topographic data as required in Section IV.C.1.b herein. Soil boring data, wetland reconnaissance reports, and seepage tests may be required at locations and depths as determined by the Village Engineer.
- n. Locations or references to locations of existing monuments or survey markers used in preparation of survey and grade elevation of each monument and marker.

(Subdivision Design Features)

- o. The preliminary plat shall be in substantial accord with the Comprehensive Plan as amended from time to time.
- p. Layout of streets showing right-of-way widths and street names (not duplicating or similar to the name of any streets heretofore used in the Village or its environs unless such street is an extension of or in line with an already named street in which event that name shall be used) and showing proposed through streets extended to boundaries of subdivision. The detailed requirements related to designation of streets and addresses is set forth herein at Section VII.K.
- q. Locations and widths of alleys, pedestrian ways, drainage easements, conservation easements, natural area easements, and utility easements.



- r. Layout, total number of lots, and scaled dimensions on the lot containing the minimum width and depth and on the lot containing the maximum width and depth. Additional lot dimensions may be required to determine compliance with the minimum lot size requirements of the Burr Ridge Zoning Ordinance.
- s. Minimum front, corner side, interior side, and rear yard building setback lines for each lot indicating dimensions.
- t. The Village of Burr Ridge zoning districts proposed for the subdivision.
- u. Areas (other than those listed in 2.q and 2.r above), if any, intended to be dedicated or reserved for common purposes such as stormwater management indicating in each the approximate acreage. Such areas shall be identified as outlots and designated by letter (e.g. "Outlot A").
- v. Proposed location of sewer lines and storm water drains and proposed methods of sewage and waste disposal and surface water drainage, including the required topographic and profile studies having on their face the certification regarding the drainage of surface waters required under Section 2 of the Illinois Plat Act (Chapter 109, Section 2, III, Rev. Stats.).
- w. When required by the Village Engineer, the subdivider shall submit proposed detailing grading plans of blocks and lots. No land will be approved for subdivision which is subject to periodic flooding or which contains inadequate drainage facilities or other topographic conditions which may increase danger to health, life or property or aggravate erosion or flood hazard unless the subdivider agrees to make improvements which will, in the opinion of the Village Engineer and Plan Commission, make such land safe for development and occupancy.
- x. If the land being subdivided or any part thereof is zoned for a planned development, areas which are allocated as open space shall be designated as an outlot with a letter of the alphabet and shall be legally described.

D. Procedures for Final Engineering and Landscaping Plan Review

After the approval of the preliminary plat and prior to filing an application for approval of a final plat, the subdivider shall submit to the Community Development Director three complete copies of all final engineering plans and specifications. The final engineering plans shall be prepared under the direction of and shall bear a seal from an Illinois Registered Professional Engineer. The Community Development Director shall forward two complete sets of such plans to the Village Engineer. Final engineering plans are required for all subdivisions that include any subdivision improvements and shall comply with the following requirements:



1. The final engineering plans shall include information and supplemental documentation to show compliance with Section VIII herein and as may be required by the Village Engineer to show compliance with other Village, County, State, or Federal regulations.
2. The final engineering plans shall include a detailed, line item cost estimate for all required subdivision improvements. Said cost estimate shall be prepared by an Illinois Registered Professional Engineer. This cost estimate shall include all required landscaping as described in Section IX of this Ordinance.
3. The final engineering plans shall conform to the preliminary plat approved by the Plan Commission and all other policies and ordinances of the Village of Burr Ridge. The developer shall make all necessary changes to make the final engineering plans conform to the requirements herein.
4. The Village Engineer has the responsibility for the final review of engineering plans and for recommending the approval of such plans to the Board of Trustees when the Village Engineer has confirmed that the plans comply with the requirements herein.
5. The final engineering plans shall not be approved by the Village Engineer until such time that all required permits and approvals from other public agencies have been obtained. Said public agencies may include but are not limited to the Illinois Environmental Protection Agency, Army Corps of Engineers, Du Page County Department of Stormwater and Development, Du Page County Public Works Department, Cook or DuPage County Highway Department, Hinsdale Sanitary District and the Metropolitan Water Reclamation District of Greater Chicago.
6. The Final Plat of Subdivision shall not be submitted until such time that the Village Engineer has approved the final engineering plans or that the Village Engineer has determined that the final engineering plans are substantially complete and will be approved prior to approval of the final plat by the Board of Trustees.

E. Procedures for Final Landscaping Plan Review

At the same time that the final engineering plans are submitted, the subdivider shall submit to the Community Development Director three complete copies of all final landscaping plans and specifications. The Community Development Director shall forward one complete set of such plans to the Village Forester and Village Engineer for review in conjunction with the final engineering plans. The final landscaping plans shall comply with the following:

1. The final landscaping plans shall include all information and supplemental documentation as may be required to show compliance with the requirements of Section IX herein as may be determined by the Community Development Director.



2. The final landscaping plans shall include a detailed, line item cost estimate for all required landscaping improvements prepared by an Illinois Registered Professional Engineer. This cost estimate shall be incorporated into the cost estimate for the final engineering plans.
3. The final landscaping plans shall conform to the preliminary plat approved by the Plan Commission and all other policies and ordinances of the Village of Burr Ridge. The developer shall make all reasonable changes requested by the Community Development Director to make the final landscaping plans conform to the requirements herein.
4. The Community Development Director has the responsibility for the final review of landscaping plans and for recommending the approval of such plans to the Board of Trustees when the Community Development Director has confirmed that the plans comply with the requirements herein.
5. The Final Plat of Subdivision shall not be submitted until such time that the Community Development Director has approved the final landscaping plans or has determined that the final landscaping plans are substantially complete and will be approved prior to approval of the final plat by the Board of Trustees.

F. Procedures for Final Plat of Subdivision Review

Upon approval of the preliminary plat of subdivision, approval or waiver of the final engineering plans, and the approval or waiver of final landscaping plans, a final plat of subdivision may be submitted for review and approval. The final plat of subdivision shall comply with the following:

1. Within one year after approval of the preliminary plat by the Board of Trustees, the subdivider shall file an application for approval of the final plat. In case application for approval of a final plat is made for a part or parts of an approved preliminary plat, the Board of Trustees may extend the time for application of approval of final plats for other parts of the approved preliminary plat until a later date or dates beyond the foregoing one-year period.
2. The application for final plat approval shall be in a form as specified by the Community Development Director. Simultaneously with the filing of said application, all required fees shall be paid and the following supporting documents shall be filed, together with any other documents required by law:
 - a. Six copies of the final subdivision plat, containing all required certificates in conformance with Appendix 2 of this ordinance. The original plat shall not be submitted until requested by the Community Development Director. The original final plat shall be submitted with all duly executed certificates and shall be drawn with black waterproof drawing ink on transparent linen tracing cloth or equal.



- b. One 11x 17 inch reduced copy of the of the subdivision plat.
- c. Duly certified topographic and profile studies as required by and in conformance with the Plat Act, Ill. Rev. Stat., Ch. 109, Sec. 1, et seq., as amended, with three copies.
- d. Disclosure of beneficial ownership of land trust, if any, and other matters required by Burr Ridge Ordinance No. 214, as amended, with three copies.
- e. Proof of ownership, in the form of a full and complete title opinion, a title insurance policy, or a commitment for title insurance, issued by a title insurance company licensed to do business in Illinois, with three copies. Said title opinion, policy or commitment shall disclose, among other matters, the record owners and any liens and encumbrances affecting the proposed subdivision and shall bear a date not more than seven (7) days prior to the date of filing of the application for final plat approval and shall be accompanied by the Owner's Affidavit in substance to the effect that prior to the Village's recording of the subdivision plat or the withdrawal by the Owner of the application for final plat approval, whichever event is first to occur, the Owner: (a) will not take any action or make any agreement altering the status of title to the property as shown in said title opinion, policy or commitment without first personally serving written notice on Village of any such action or agreement; and (b) will inform the Village immediately in writing by personal service of any involuntarily suffered change in the status of title to the property as shown in said title opinion, policy or commitment.
- f. Soil and Water Conservation District application pursuant to Ill. Rev. Stat., Ch. 5, Sec. 127.2a, evidencing that application has been made directly to the District, with three copies.
- g. The Subdivision Completion Agreement required by Section VI.A of this ordinance, fully completed and executed by all necessary parties except the Village, with three copies.
- h. Written authorization of agent, if any, to represent owner, expressly, precisely and definitively stating the extent of the authority of any agent, with three copies; provided, however, that the Village shall not be required to honor such agency and may require any principal to act for itself.
- i. Any declarations, restrictions or protective covenants applicable to the subdivision but not appearing on the subdivision plat, with three copies.
- j. Certification by the proper collector or court as required by Ill.Rev.Stat., Ch. 120, Sec. 516, as amended, with respect to special assessments or a written statement from the Owner or subdivider setting forth in detail the



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reason why said certification is not applicable to the subdivision, with three copies. Said statement shall not be binding upon the Village and the Village may, as a condition of approval of the final plat, require said certification.

- k. A statement that the Owner or subdivider intends to submit a letter of credit as required by Section VII.B of this ordinance, including in such statement the name of the bank issuing the letter of credit.
 - l. Written authorization in the form of a letter from the Registered Land Surveyor who prepared the Plat authorizing the Village to record the Plat.
3. When the Owner or subdivider has submitted an application for final plat approval, together with all documents required to be furnished in support thereof, the Community Development Director shall review said plat to determine compliance with the approved preliminary plat, final engineering plans, final landscaping plans, the terms and conditions of this Ordinance, and all other requirements of the Village of Burr Ridge. The developer shall make all changes necessary to make the final plat conform to the requirements herein.
4. Upon approval of the final plat, the Community Development Director shall immediately forward such application and supporting documents to the President and Board of Trustees who shall, if all such material meets all Village requirements, approve the proposed plat within sixty (60) days from the date of filing the last required document or within sixty (60) days from the date of filing of the application for final approval of the plat, whichever date is later. The developer and the President and Board of Trustees may mutually agree to extend the sixty (60) day period.
5. If the final plat is approved, the Village Clerk shall attach a certified copy of the order or resolution of approval to a copy of the plat. If the proposed plat is disapproved, the order or resolution shall state the reasons for the disapproval, specifying with particularity the aspects in which the proposed plat and/or any supporting documents fail to conform to the official map or other Village requirements. A copy of the order or resolution disapproving the plat shall be filed in the office of the Village Clerk.
6. Upon approval of a final plat of subdivision, the Community Development Director shall retain at least one copy of the final plat and all supporting documents for the Village records. The Community Development Director shall also immediately record the final plat and other necessary supporting documents, including but not limited to the Agreement required by Section VI of this Ordinance, with the appropriate recorder of deeds and bill the Owner or subdivider for the cost of such recording. The Owner or subdivider shall promptly reimburse the Village for such recording fees.
7. The subdivider shall submit the fully executed final plat of subdivision to the



Community Development Director within 60 days after approval of a Resolution Approving the Final Plat by the Board of Trustees. The subdivider shall comply with all conditions of said Resolution within 60 days after the Resolution is approved unless the Resolution specifically states otherwise. Upon determination that the conditions for approval of the final plat have not changed, the Community Development Director may grant one, 60-day extension of this deadline subject to payment of an extension fee as per Ordinance 339 as amended and subject to preparation of a current title opinion or title insurance policy as per Section IV.C.1.f herein.

G. Documentation and Content of the Final Plat of Subdivision

The following information shall accompany or be included on all final plats of subdivision:

1. The final plat shall retain the design characteristics of the approved preliminary plat, except that the Community Development Director or Board of Trustees may require such changes or revisions in the plat or the supporting documents as are deemed necessary in the interests and needs of the community and in keeping with the provisions of the laws and ordinances relating to subdivisions.
2. All information required on the preliminary plat as herein set forth in Section IV.C.2, except that information required by paragraphs j, k, l, m, n, o, s, u, w, and x therein, shall be provided on the final plat of subdivision.
3. Accurate angular and lineal dimensions for all lines, angles, and curvatures, with functions used to describe all boundaries including perimeter survey of tract, streets, alleys, easements, areas to be reserved for public use, and other important features. Error of closure of boundary-line surveys shall not exceed one in ten thousand (one foot for each 10,000 feet of perimeter survey). Angular error shall not exceed plus or minus 20 seconds. Lot lines to show dimensions in feet and hundredths, and when an angle occurs in any lot line between lot corners, the measurement of the angle shall be shown in degrees, minutes, and seconds. The final plat shall show accurately the location of all permanent subdivision corner markers as actually installed.
4. An identification system for all blocks and lots using consecutive numbers of lots within a block.
5. True angles and distances to the nearest established street lines and official monuments (not less than three), which shall be accurately described in the plat by location, size, and elevation.
6. Municipal, township or section lines accurately correlated to the lines of the subdivision by distances and angles.
7. Accurate location of all monuments which shall be placed at all block corners,



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angle points, and at intermediate points as shall be required by the Village Engineer, and installed in such a manner that they may be located by a licensed surveyor. All U.S.G.S., State, County, Village, or other official bench marks, monuments, or triangulation stations in or adjacent to the property shall be preserved in precise position.

8. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use or for the exclusive use of property owners within the subdivision.
9. The Board of Trustees may require a declaration of covenants creating and establishing scope of activities for a Homeowners Association for the purpose of maintenance of common areas
10. For subdivisions containing 20 acres or more in area, the Board of Trustees may require a declaration creating and establishing scope of activities for an architectural control committee.
11. The location of any special flood hazard area as identified by the Federal Emergency Management Agency (FEMA) or the Du Page County Department of Stormwater and Development as delegated by FEMA shall be identified on the final plat.
12. The application for approval of the final plat shall not be deemed complete until the certificates identified in Appendix IV, other than the Village Clerk's Certificate, have been duly executed. The certificates identified as Appendices IV-E, G, H, K, M, N, and O are not required upon determination that the entity required to execute the certificate has no authority to do so or lacks jurisdiction over the subdivision or that the certificate is not applicable to the subdivision.